



## Legislation Text

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**File #:** 23-5911, **Version:** 1

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### **ITEM: DOG PARK LIEN AND FORECLOSURE ACTION**

**REQUEST:** Discussion and direction on whether to include the Wellington Cypress Golf parcel in the Dog Park Lien Foreclosure.

**EXPLANATION:** The dog park lien was recorded in the Public Records of Palm Beach County on April 27, 2016 and attaches not only to the parcel in violation, but to all parcels owned by the violator in the County.

On March 30, 2023, Palm Beach Polo conveyed the Palm Beach Polo Cypress course to Wellington Cypress Golf, LLC, an entity controlled by Mark Bellissimo. Wellington Cypress Golf took title to the property subject to all liens of record, including the 130 violations lien and the dog park lien. The 130 violations lien has since been transferred to a cash bond.

In preparing the dog park foreclosure complaint, we will have to name not only Palm Beach Polo, Inc., but also Wellington Cypress Golf, LLC. I have spoken with Mr. Galle concerning the lien and the soon to be filed foreclosure action. It is his position that there is more than enough property to secure the amount of the dog park lien and he has therefore requested that we omit the Wellington Cypress Golf property from the foreclosure action.

The Legal Department is seeking your direction on whether to include the parcel in the Complaint or whether there are any terms under which you will direct us to issue a partial release of the lien for that parcel.

**BUDGET AMENDMENT REQUIRED: NO**

**PUBLIC HEARING: NO                      QUASI-JUDICIAL: NO**

**FIRST READING: NO                      SECOND READING: NO**

**LEGAL SUFFICIENCY: N/A**

**FISCAL IMPACT: NO**

**WELLINGTON FUNDAMENTAL: Responsive Government**

**RECOMMENDATION:** Discussion and direction on whether to include the Wellington Cypress Golf parcel in the Dog Park Lien Foreclosure.